



Town Of Amenia

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PLANNING BOARD SPECIAL MEETING THURSDAY, MAY 27, 2010

PRESENT: Chairman William Flood
Peter Clair
Norm Fontaine
George Fenn
James Walsh
Michael Hayes, Attorney

ABSENT: Nina Peek
Tony Robustelli

MOTION TO OPEN THE SPECIAL MEETING OF THE PLANNING BOARD was made by George Fenn, seconded by Peter Clair

All in Favor – Motion Carried

HOULIHAN, CLAIRE

ROUTE 343

CONTINUATION

Chairman Flood stated a short form EAF was needed and he continued to go over the EAF for the renovation and restoration of the existing building for retail space.

MOTION TO APPROVE THE SHORT EAF AS COMPLETE FOR THE CLAIRE HOULIHAN PROPERTY was made by Norm Fontaine, seconded by George Fenn

All in Favor - Motion Carried

MOTION TO APPROVE THE SITE PLAN FOR THE CLAIRE HOULIHAN PROPERTY BACK IN THE KITCHEN CAFÉ was made by George Fenn, seconded by Norm Fontaine

All in Favor - Motion Carried

MID HUDSON FORESTRY

PERRY CORNERS ROAD

SITE PLAN

A representative from Mid Hudson Forestry spoke to the Board stating the site reclamation regarding Best Management Practices as per N.Y. State Guidelines had been implemented.

Several truck loads of logs are still on the landing awaiting the application approval. He submitted a letter of satisfaction to the Board from Kildonan School, the property owner. A letter from Doug Ramey stating that a site visit had been done would be needed; stating the plan had been implemented and is appropriate. Chairman Flood will look in to this and Mid Hudson Forestry will return for approval at the next Planning Board meeting on June 3rd.

PALEN/VON MERKATZ

LEEDSVILLE ROAD

DISCUSSION

Chairman Flood spoke with their engineer and he was submitting new material. Michael Hayes added that the county has their own site line and grading standards however the grading is ok for the town standards. Chairman Flood felt there was a tree at the base of one driveway that might be a problem. Conditional approval was given, however they need BOH approval and county DPW approval before final approval can be given. They have a 6 month time limit.

OTHER MATTERS:

SILLO RIDGE – Chairman Flood passed out an e-mail from Becky Thornton regarding the Land Trust/Conservation Easement. That is moving forward. Chairman Flood recently spoke with Mike Dignacco and he stated that Silo was working on the MOU. The MOU was given to Michael Hayes to go over. Mr. Hayes stated he had received comments from the County after the last meeting at County Planning for Sewer and Water the county put together its comments and sent them to Mr. Hayes. Mr. Hayes then sent back additional comments he had for the county. Not all of the comments that Mr. Hayes had raised were included with the county's comments so he needs to go back to the County and ask why specific comments were not addressed.

HUDSON RIVER HEALTH CARE - The County raised the issue they want the parking in the back not the front of the building. The applicant last month stated that this was not feasible. If the applicant reconfigures the project to bring it into conformity with what the County wants then the project can move forward. If not, the Planning Board must approve it then by a super majority (majority plus 1) and then must submit a report to County Planning as to why they approved the site plan as currently proposed even though there was a negative recommendation from County Planning. The applicant must respond to this. Norm Fontaine brought up the fact that the parking lot exists; it is not a proposed lot. The County will view this as a new opportunity to move the parking to the rear.

MOTION TO ACCEPT THE MINUTES OF 03/04/10; 03/25/10 AND 04/29/10 was made by James Walsh, seconded by Norm Fontaine

All In Favor – Motion Carried

There is no escrow from **Petrides**.

Depot Hill – nothing new.

Syms has sent materials to Dr. Klemens. What was approved then and what exists now is two different things. Mainly public water supply vs. private water supply, therefore, an SEIS will need to be done. Michael Hayes stated the Planning Board has the right to revoke if there has been a change in circumstances. After Dr. Klemens reports back then the Planning Board will have to make the decision whether to revoke the preliminary subdivision approval and reopen SEQRA or reopen SEQRA and leave the preliminary subdivision in place.

MOTION TO ADJOURN THE MEETING was made by James Walsh, seconded by Peter Clair

Respectfully submitted,

Susan M. Metcalfe

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 27, 2010 and are not to be construed as the final official minutes until so approved.

 X Approved as read

 Approved with: deletions, corrections and additions